

31 Glan-y-ffordd, Taffs Well, Cardiff, CF15 7SH



Estate Agents and
Chartered Surveyors

Asking Price Of

£184,950



Mid Terrace Property



Property Description

**** TWO BEDROOM MID TERRACE **** A bright and well presented two bedroom mid terrace family home in the sought after area of Taffs Well, being close to local transport links. The accommodation comprises - lounge, neat fitted kitchen and conservatory. To the first floor are two bedrooms and a family bathroom. Gas central heating, double glazing. Lawned front and rear gardens. EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 627 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in a popular village on the outskirts of Cardiff with great transport links to the city centre and is well served by local amenities such as shops, a local park, public houses. There is also a regular bus and train services, which can be accessed via a short five minute walk from the property. There is easy access to the A470 and M4 for commuting.

LOUNGE

15' 0" x 8' 2" (4.59m x 2.51m)
Approached via a composite entrance door. Overlooking the entrance approach and lawned garden. Staircase to first floor. Radiator. Door to kitchen.

KITCHEN

12' 3" x 8' 2" (3.75m x 2.51m)
Appointed along three sides in light fronts beneath round nosed worktop surfaces. Inset 1.5 bowl with side drainer. Inset hob with oven below, cooker hood above. Tiled splash back. Tiled flooring. Radiator. Door to conservatory.

CONSERVATORY

10' 4" x 5' 1" (3.16m x 1.57m)
Overlooking the rear garden with door to rear. Tiled flooring.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the first floor landing. Access to roof space.

BEDROOM ONE

12' 3" x 8' 3" (3.74m x 2.52m)
Aspect to front, a good sized principal bedroom. Built in storage with shelving. Radiator.

BEDROOM TWO

12' 3" x 8' 2" (max)(3.75m x 2.49m)
Overlooking the rear garden. A second good sized bedroom. Radiator.

FAMILY BATHROOM

White suite comprising low level wc, wash hand basin, panelled bath with 'Mira' shower above. Acrylic panelled splashback. Extractor fan. Radiator.

OUTSIDE

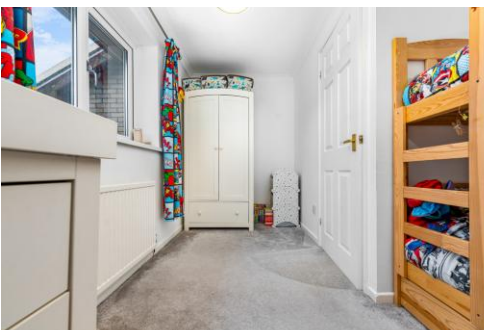
REAR GARDEN

Lawned rear garden enclosed by timber fence. Timber storage shed.

FRONT GARDEN

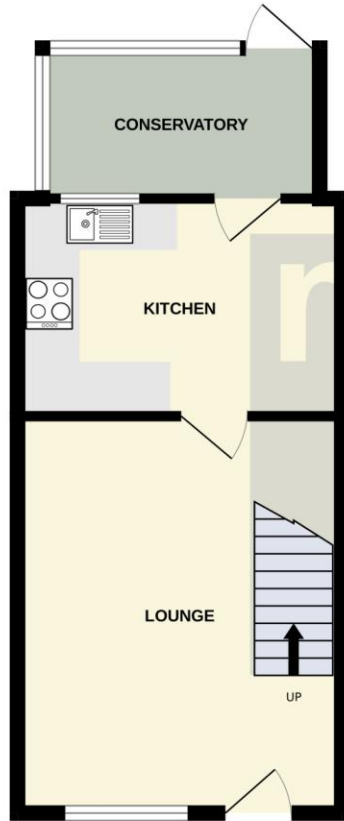
Lawned front with paved pathway to front door.

31 Glan-y-ffordd,
Taffs Well, Cardiff, CF15 7SH

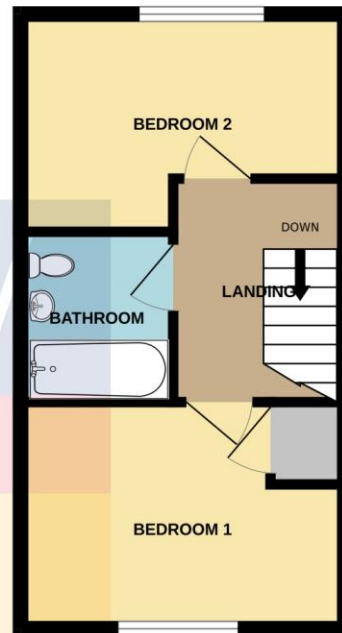


31 Glan-y-ffordd, Taffs Well, Cardiff, CF15 7SH

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.